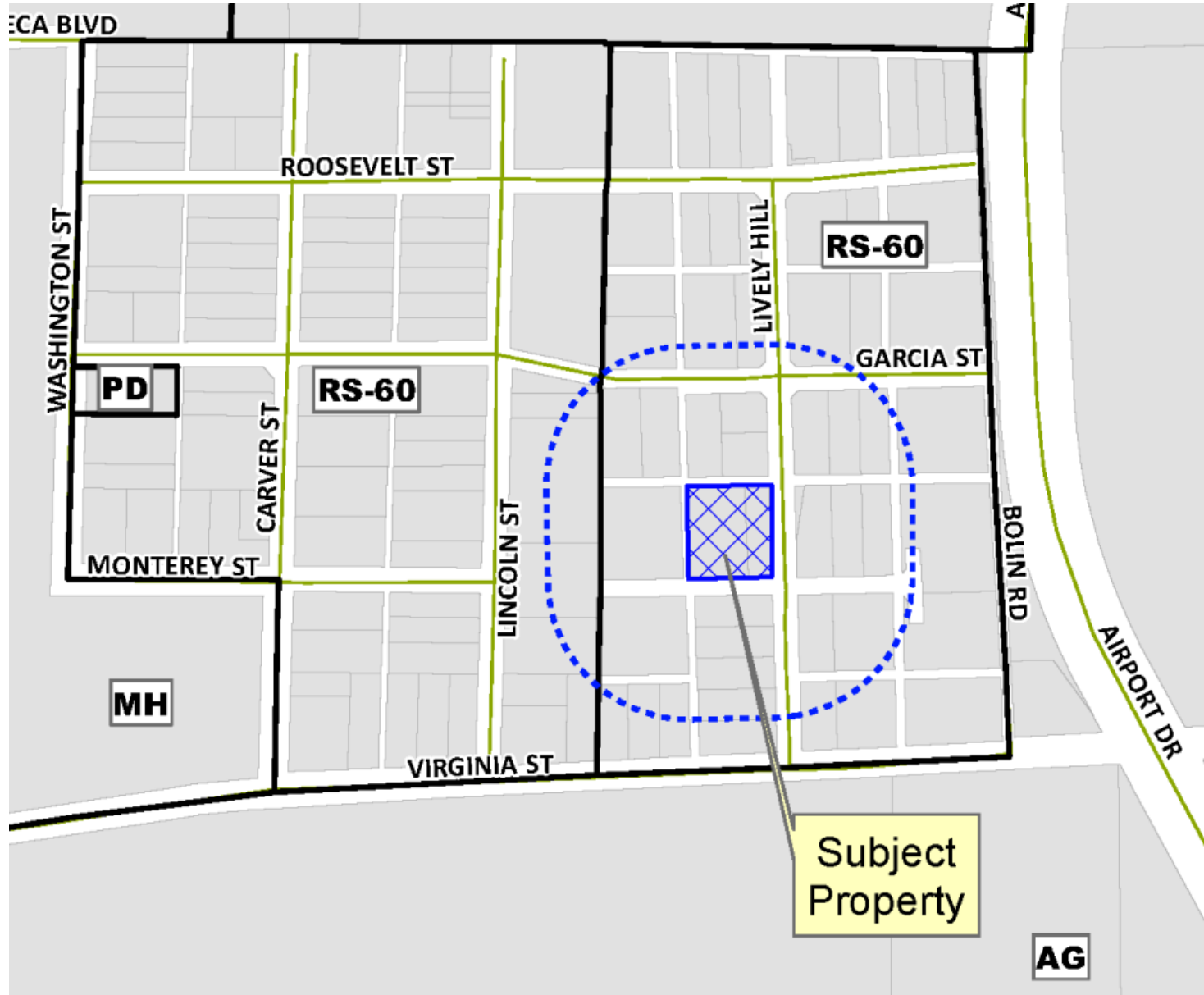


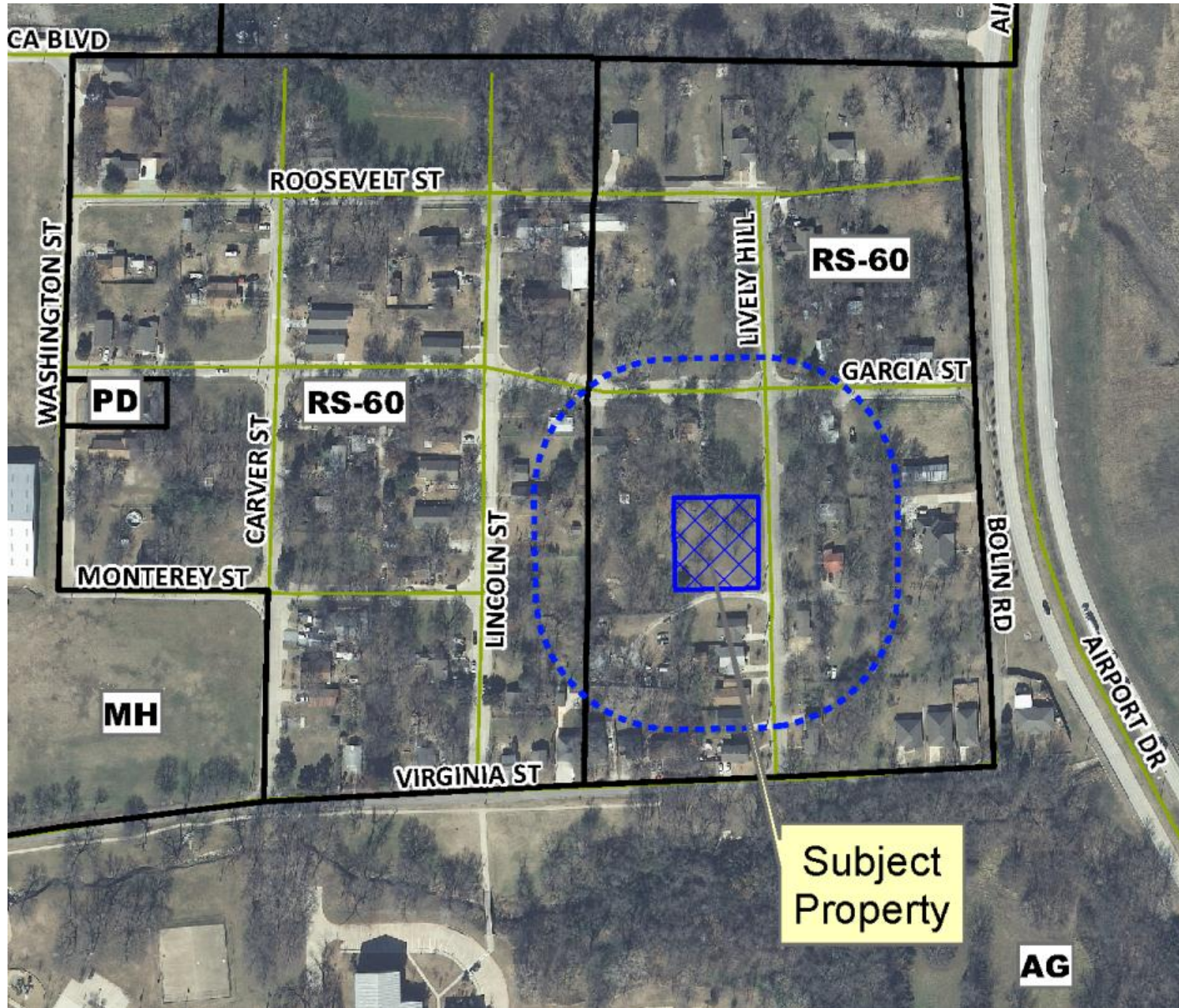
# Case No. 12-175Z

**Conduct a Public Hearing to Consider/Discuss/Act on the Request by North Collin County Habitat for Humanity, for Approval of a Request to Rezone Approximately 0.46 Acres from “RS 60” – Single Family Residence District to “PD” – Planned Development District, Generally to Modify the Development Standards, Located on the Northwest Corner of Lively Hill and Monterey Street**

# Location Map



# Aerial Exhibit



# Proposed Zoning Exhibit



**LEGEND**

(C.M.) = Controlling Monument  
 (I.F.P.) = Offset Iron Pin Feat  
 (U.S.) = 1/2" Iron Rod with Yellow Plastic Cap (Stamped "M.S. 5880" Set)  
 D.R.C.C.T. = Deed Records, Collin County, Texas  
 M.R.C.C.T. = Map Records, Collin County, Texas  
 O.R.C.C.T. = Ordinal Point Records, Collin County, Texas

**LEGEND**

(C.M.) Controlling Monument	(I.F.P.) Offset Iron Pin Feat	(U.S.) 1/2" Iron Rod with Yellow Plastic Cap	(D.R.C.C.T.) Deed Records, Collin County, Texas
(M.R.C.C.T.) Map Records, Collin County, Texas	(O.R.C.C.T.) Ordinal Point Records, Collin County, Texas	(S.M.) Survey Monument	(S.S.) Survey Station
(W.M.) Water Monument	(W.V.) Water Valve	(S.S.M.) Station Saver	(S.S.M.C.) Station Saver Monument
(S.S.M.C.) Station Saver Monument	(S.S.M.A.) Station Saver Monument	(T.V.) Trench Valve	(N.M.) North Marker
(U.M.) Utility Pole	(G.M.) Gas Meter	(W.M.) Water Meter	(E.M.) Electric Meter
(S.M.) Sewer Manhole	(S.V.) Gas Valve	(W.V.) Water Valve	(E.V.) Electric Valve

**NOTES AND RECORDS DISCUSSION**

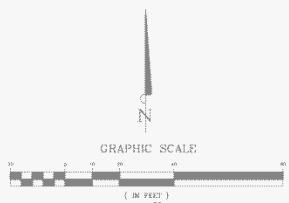
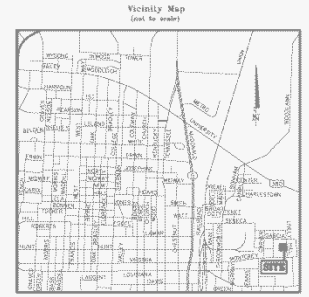
WATER VALVE: Water Valve located at the intersection of the westerly monumented line of Lot 5R with the westerly monumented line of Monterey Street, said corner also being in the southerly line of said Lot 5R.

TRENCH: North 87°50'00" East, along the westerly monumented line of said Monterey Street, a distance of 134.57' to a capped iron rod set at the intersection of said westerly monumented line of Monterey Street and the easterly monumented line of Lot 12. Any right-of-way, said corner also being in the southerly corner of said Lot 12.

TRENCH: North 87°50'00" East, along the westerly monumented line of said Lot 12. Any right-of-way, same being the westerly line of said Lot 3, a distance of 148.00' to a capped iron rod set at the intersection of said Lot 12. Any right-of-way (and the southerly monumented line of Lot 12. Any right-of-way, said corner also being in the north-easterly corner of said Lot 3).

TRENCH: North 87°50'00" East, along the southerly line of said Lot 12. Any right-of-way, same being the southerly line of said Lot 3, a distance of 132.20' to a capped iron rod set at the intersection of said Lot 12. Any right-of-way and the aforementioned westerly monumented line of Lot 12.

TRENCH: South 87°50'00" East, along said westerly monumented line of Lot 5R, a distance of 146.02' to the POINT OF BEGINNING, one consisting 0.461 Acres of land more or less.



**Notes:**

- The surveyor has relied on the subject deed sheet shown with regard to any easements, restrictions, or right-of-way affecting the subject described Property. No additional research regarding said easements, restrictions, or right-of-way has been performed by the surveyor.
- Changes are based on the northerly line of Lot 5R, Block 1, of the AMENDING PLAT OF DITTO & HIGHT ADDITION, as recorded in Volume N, Page 736, of the Map Records of Collin County, Texas, said line being the southerly monumented line of Monterey Street.

**ZONING EXHIBIT**  
 0.461 Acres  
 All of Lots 3-5, Block 3  
 DITTO & HIGHT ADDITION  
 City of McKinney,  
 Collin County, Texas

**North Texas Surveying, L.L.C.**  
 Registered Professional Land Surveyors  
 1615 South McDowell St., Suite 110  
 McKinney, Texas 75069  
 Ph. (469) 424-2074 Fax: (469) 424-1997  
 www.northtexasurveying.com



**Surveyor's Certification:**  
 This survey was completed without the benefit of a current title examination.  
 I, Michael S. Arthur, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat herein represents an actual survey made on the ground and that the lines and distances shown on the plat to the best of my knowledge, belief and no-notice conflicts, being the true lines of this survey, except as shown.

# Staff Recommendation

Staff recommends approval of the proposed rezoning request as outlined in the Staff Report